



Bat Report

The Old Rectory, Bolton-By-Bowland

June 2026

**Mark Reed
The Old Rectory
Bolton-By-Bowland**

26-036_R0

Contents

Summary	3
1 Introduction.....	4
2 Legislation and Policy Guidance	5
3 Methods	8
4 Results	14
5 Site Evaluation and Potential Impacts	18
6 Mitigation	19
7 Conclusions.....	20
8 References.....	21
Appendix A	22
Appendix B	24
Appendix C	26

Revision	Date of issue	Comments	Written by	Approved by
R0	30/06/26	Report issued to client	DW	HH

Written by:

David White BSc MCIEEM
Taxus Ecology Limited

A | Office 64 Viewpoint, Derwentside Business Centre, Consett, DH8 6BN
E | david@taxusecology.co.uk
T | 07487 866151

Summary

This report presents the findings of bat survey work undertaken at The Old Rectory, Bolton-By-Bowland, hereafter referred to as the 'Site'. The proposals include the restoration and renovation of the existing building, which is currently in a dilapidated state internally, including reroofing of the older northern section of the roof. The report has been prepared by Taxus Ecology Limited to inform a planning application to Ribble Valley Council.

A daytime bat walkover risk assessment undertaken by PBA Applied Ecology Ltd in March 2026 identified the building as having moderate bat roosting potential and recommended two dusk emergence surveys. The surveys were completed by Taxus Ecology Limited on 27th May and 17th June 2026, using surveyors positioned to observe the relevant elevations, using infrared and thermal camera coverage and bat detectors.

During the first dusk survey, a single common pipistrelle was recorded emerging from the soffit area or lower course of tiles on the south western corner of the building. No bats were recorded emerging during the second dusk survey. Overall bat activity was low during both surveys, with common pipistrelle, soprano pipistrelle, myotis sp., Leisler's and noctule recorded. The roost has therefore been characterised as a common pipistrelle day roost used by a single bat, with potential for occasional use by one to two bats.

No works are currently proposed to the area where the roost was recorded and, on this basis, the proposals are not anticipated to result in the loss of the identified roost. A low residual risk remains that individual bats may occasionally be present within other minor external features, including raised roof tiles, gaps beneath flashing, mortar gaps and soffit gaps. Should plans change and works be required to the recorded roost location, this report should be updated and a Natural England licence sought where required.

Appropriate precautionary mitigation is recommended, including making contractors aware of the residual risk, stopping works and seeking advice from a licensed bat ecologist if any bat is encountered, and installing a bat box within the new development as an ecological enhancement. If works do not commence within 18 months of the issue date of this report, an updated survey is recommended. Overall, provided the recommended mitigation measures are implemented, the proposals are considered unlikely to adversely affect the favourable conservation status of local bat populations.



1 Introduction

1.1 Instruction Details

Two dusk emergence surveys were undertaken at The Old Rectory, Bolton-By-Bowland, hereafter referred to as the 'Site'.

The survey and report were prepared by Taxus Ecology Limited. This report will be submitted to Ribble Valley Council.

1.2 Development Proposal

The proposal is to restore and renovate the existing building which is currently in a dilapidated state internally. Proposals also include reroofing the older northern section of the roof.

Development plans are shown in Appendix C.

1.3 Site Description

The Site is located at the central grid reference of SD 78603 49323, within Bolton-By-Bowland. The Site consists of a single two storey building of rendered stone construction with a hipped roof of slate and stone.

The Site location is shown in Appendix A.

1.4 Objective of Survey and Subsequent Reporting

The objectives of the survey were:

- To update the understanding of the use, or potential use, of the Site by bats in order to inform an impact assessment and mitigation strategy;
- To update the understanding of how bats are using the Site in order to assess its functionality for the local bat population;
- To ensure that mitigation, where necessary, is designed to ensure that no bats are harmed during site works and the local conservation status of any bat species remains unaffected post-development;
- To ensure there is no net reduction in the availability of local roost resources; and
- To provide mitigation measures which are deliverable, agreed with the client and that are proportionate to the conclusions of the bat survey work undertaken at the site.



2 Legislation and Policy Guidance

2.1 Planning Policy

The National Planning Policy Framework (NPPF) outlines the government's policies, including those relating to the conservation and enhancement of the natural environment (Chapter 15), in line with existing wildlife legislation, through the planning process. Planning authorities must take into account the principles detailed within the document when preparing local plans and assessing local development applications.

The following key principles are included within the NPPF which are relevant to ecology and nature conservation:

Habitats and Biodiversity

To protect and enhance biodiversity and geodiversity, plans should:

- a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and
- b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

When determining planning applications, local planning authorities should apply the following principles:

- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts),
- b) adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- c) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
- d) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and
- e) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.

The following should be given the same protection as habitats sites:

- a) potential Special Protection Areas and possible Special Areas of Conservation;
- b) listed or proposed Ramsar sites; and
- c) sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.



The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.

2.2 Species and Habitats Legislation

2.2.1 The Conservation of Habitats and Species Regulations 2017 (as amended)

The Conservation of Habitats and Species Regulations 2017 (as amended) consolidates all various amendments made to The Conservation (Natural Habitats & c.) Regulations 1994, in respect of England and Wales. The 1994 Regulations transposed the EC Habitats Directive 1992 (Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora) into national law.

Annexes I and II of the Habitats Directive list (respectively) habitats and species for which member states are required to establish and monitor SACs. The EC Birds Directive provides a similar network of Sites (SPAs) for all rare or vulnerable species listed in Annex I and all regularly occurring migratory species, with particular focus on wetlands of international importance.

Together with SACs, SPAs form a network of pan-European protected areas known as 'NATURA 2000' Sites.

The Habitats Regulations also make it an offence (subject to exceptions) to deliberately capture, kill, disturb, or trade on the animals listed in Schedule 2, or pick, cut, uproot, destroy or trade in the plants listed in Schedule 4.

2.2.2 The Convention on Conservation of European Wildlife and Natural Habitats (Bern Convention 1979)

The Convention on Conservation of European Wildlife and Natural Habitats (Bern Convention 1979)

The Convention on Conservation of European Wildlife and Natural Habitats (Bern Convention 1979) aims to ensure conservation and protection of all wild plant and animal species and their natural habitats (listed in Appendices I and II of the Convention), to increase cooperation between contracting parties, and to afford special protection to the most vulnerable or threatened species (including migratory species).

2.2.3 The Wildlife and Countryside Act 1981 (as amended) (WCA 1981)

The WCA is the primary UK mechanism for statutory Site designation (Sites of Special Scientific Interest [SSSIs]) and the protection of individual species listed under Schedule 1, 2, 5 and 8 of the Act, each subject to varying levels of protection.

2.2.4 The Countryside and Rights of Way Act 2000

This legislation strengthens the provisions of the WCA 1981 (as amended), both in respect of statutory sites such as SSSIs and protected species. It also places a statutory obligation on local authorities and other public bodies to further the conservation of biodiversity in the exercise of their functions, thus providing a statutory basis for the Biodiversity Action Plan (BAP) process, which began in 1994. Section 74 of the Act lists the habitat types and species of principal importance in England. The UK Biodiversity Action Plan has now been superseded by the 'UK Post-2010 Biodiversity Framework' (July 2012); however, many of the species and habitats in the UK and local BAPs have not been updated and are still considered relevant.

2.2.5 Hedgerow Regulations 1997

The Hedgerow Regulations 1997 are intended to protect important countryside hedges from destruction or damage in England and Wales.



2.2.6 Natural Environment and Rural Communities Act 2006

The 'NERC' Act makes provision in respect of biodiversity, pesticides harmful to wildlife, protection of birds and invasive non-native species. Section 40 of the act also introduces a new duty on public bodies to have regards to the purpose of conserving biodiversity in the exercise of their functions.

2.3 Relevant Protected Species Legislation Potentially Relating to the Site

2.3.1 Birds

All bird species receive protection from killing, injury or taking from the wild, including the taking of eggs. Bird nests are protected while being built and when in use.

A number of bird species are also listed on Schedule 1 of the WCA (1981) and receive the above protection as well as extended protection which includes intentional or reckless disturbance of Schedule 1 listed species which are nesting or rearing young.

2.3.2 Bats (all species)

All European species of bats are listed on Annex IV of the EC Habitats Directive as being in need of "strict protection". This is implemented in Britain under The Conservation of Habitats and Species Regulations 2017 (as amended). All British bats are included on Schedule 5 of the WCA 1981 (as amended) and the whole of Section 9 of The Act applies to European bat species. In summary, the above legislation collectively prohibits the following:

- Deliberately or recklessly capturing, injuring, taking or killing of a bat;
- Deliberately or recklessly harassing a bat;
- Intentionally or recklessly disturbing a bat in its place of rest (roost), or which is used for protection or rearing young;
- Deliberately or recklessly damaging, destroying or obstructing access to any resting place or breeding area used by bats;
- Deliberately or recklessly disturbing a bat in any way which is likely to significantly affect the local population of the species, either through affecting their distribution or abundance, or affect any individual's ability to survive, reproduce or rear young; and
- Possession or advertisement/sale/exchange of a bat (dead or alive) or any part of a bat.

In England, licences are issued by Natural England for any actions that may compromise the protection of a European protected species, including bats, under the Conservation of Habitats and Species Regulations 2017 (as amended). This includes all developments, regardless of whether they require planning permission.

Bats are also protected by the Wild Mammals (Protection) Act 1996 and selected species are listed on the UK Post-2010 Biodiversity Framework.

3 Methods

Achieving the objectives outlined in Section 1.4 comprised a desktop study followed by a Site visit and appropriate survey effort.

3.1 Desk-top Study

The desk study was undertaken by referring to the following data sources:

- Bat records from Lancashire Environmental Records Network (LERN);
- Bat Scoping Assessment, PBA Applied Ecology Ltd, 2nd April 2026;
- Aerial mapping, including historic mapping where available;
- Ordnance Survey maps; and
- The Multi-Agency Geographic Information for the Countryside (MAGIC) website.

3.2 Initial Assessment

A desktop assessment of the Site and habitats within the wider area was made with reference to Ordnance Survey Maps and aerial imagery.

Bat records within 1km of the Site were requested from LERN.

A daytime walkover risk assessment survey was undertaken by PBA Applied Ecology Ltd in March 2026. This recommended two dusk emergence surveys due to the moderate roosting potential of the building.

3.3 Protected and UKBAP Species

3.3.1 Bats

The Site was inspected internally and externally on 23rd March 2026 by PBA Applied Ecology. All survey work and reporting were undertaken in accordance with the current Bat Conservation Trust (BCT) survey guidance (Collins, 2023, 4th Ed.) and the interim guidance note published by the BCT in May 2022 regarding the use of infrared cameras and the omission of pre-dawn surveys.

Two dusk activity surveys were undertaken on the Site by Taxus Ecology on 27th May and 17th June 2026.

Two surveyors were utilised for the surveys with two Flir A70 thermal cameras, a Canon XA20 IR camera, an Anabat Walkabout, an Anabat Swift and an Anabat Scout.

Analysis of sound files was completed with Anabat Insight and video footage reviewed using Flir Research Studio or iMovie.

Bat activity survey timings and weather conditions are provided in Table 3.1 below:

Table 3.1: Bat activity survey timings and weather conditions

Date	Sunset	Start – end time	Weather	Temperature	Surveyors
27/05/26	21:25	21:10 – 22:55	Dry, F1, 30% cloud	18°C start, 14°C end	HH, DW
17/06/26	21:43	21:28 – 23:13	Dry, F1, 30% cloud	17 °C start, 15 °C end	HH, DW

Surveyor locations and infrared camera coverage are provided in Appendix B.

3.4 Personnel



The survey and report were prepared by Hannah Haggon BSc MSc MCIEEM (Level 3 & 4 NE Class Licence) and David White BSc MCIEEM (Level 3 & 4 NE Class Licence). Further information on qualifications and experience can be provided on request.

3.4.1 Roost Assessment

Table 3.2 provides a summary of the Bat Conservation Trust's guidance on assessing the suitability of proposed development sites for bats.

Table 3.2: Guidelines for assessing the potential suitability of proposed development sites for bats, BCT, 2023.

Potential suitability	Description of roosting habitats in structures
None	No habitat features likely to be used by roosting bats at any time of the year.
Negligible	No obvious habitat features on site likely to be used by roosting bats, however, uncertainty remains as bats can use small and suboptimal features on occasion.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites are not suitable to be used on a regular basis or by a larger number of bats (not maternity or classic hibernation)
Moderate	A structure with one or more potential roost sites that could be used by roosting bats, but unlikely to support roost of high conservation status (maternity and classic hibernation)
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a regular basis and potentially longer periods of time. These structures have the potential to support high conservation status roosts such as maternity or hibernation.

3.4.2 Roost Importance Assessment

In order to determine the importance of the roost, based on species present and location within the UK, the survey results were assessed against criteria within Reason and Wray (2023), and summarised in Table 3.3 and Table 3.4.

Table 3.3: Rarity Category (North of England)

Rarity Category	Northern England
Widespread in all geographies	<i>Pipistrellus pipistrellus</i> (common pipistrelle) <i>Pipistrellus pygmaeus</i> (soprano pipistrelle) <i>Plecotus auratus</i> (brown long-eared)
Widespread in many geographies, but not abundant in all	<i>Myotis mystacinus</i> (whiskered bat) <i>Myotis brandtii</i> (Brandt's bat) <i>Myotis daubentonii</i> (Daubenton's bat) <i>Myotis nattereri</i> (Natterer's bat) <i>Nyctalus noctule</i> (noctule bat)
Rarer or Restricted distribution	<i>Myotis alcathoe</i> (Alcathoe bat)

Table 3.3: Rarity Category (North of England)

Rarity Category	Northern England
	<i>Nyctalus leisleri</i> (Leisler's bat) <i>Pipistrellus nathusii</i> (Nathusius' pipistrelle)
Rarest Annex II species and very rare	N/A

Table 3.4: Assessing importance of roosts (summary)

Conservation status/ Distribution	Feeding perches Night roosts Individual or very small occasional/ transitional/ opportunistic roosts	Non-breeding day roosts (small numbers of species)	Mating sites Small numbers of hibernating bats	Larger transitional roosts	Hibernation sites	Autumn swarming sites	Maternity sites
Widespread in all geographies	Site	Site	Site	Site/ Local	District/ County	District/County	Unlikely to exceed district importance
Widespread in many geographies, but not abundant in all	Site	Site	Site, dependent on local distribution	District	District/ County importance dependent on size and number of species	County/ Regional importance dependent on size; importance increased for larger sites that serve larger numbers/species	Unlikely to exceed County importance unless colonies are atypically large; importance increased for assemblages
Rarer or Restricted distribution	Site	Site/Local/District, dependent on local distribution	Site/Local/District, dependent on local distribution	District	District/County importance dependent on size and local distribution; increased value for assemblages	County/Regional importance dependent on size and local distribution; increased value for assemblages.	County/Regional importance dependent on size and local distribution; increased value for assemblages.
Rarest Annex II species and very rare	Site	Site/Local/ District, dependent on local distribution	Site/Local/ District, dependent on local distribution	District	County/Regional importance dependent on size and local distribution; increased value for assemblages	County/Regional importance dependent on size and local distribution; increased value for assemblages.	County/Regional importance dependent on size and local distribution; increased value for assemblages.



3.5 Limitations

There were no limitations to the survey.

4 Results

This section summarises the information acquired through desk studies and field surveys.

4.1 Desk-top Study

Statutory designated sites of international and national importance for their ecological interest were identified within 1km of the Site, through the Multi-Agency Geographic Information for the Countryside (MAGIC) website.

No designated sites within 1km of the Site were identified using MAGIC. The closest site is Marton Mere SSSI and LNR, located 1.9 km south of the Site, which is designated for its natural lake habitat and assemblage of breeding and wintering birds.

4.1.1 LERN Data

LERN provided 28 records of bats within 1km of the Site. Records ranged from 1987 to 2011 and included both acoustic pass data and roost locations. Species included 'pipistrelle', Daubenton's and Brandt's. None of the records were associated with the Site, and all records are considered historic as the most recent record is 15 years old.

4.2 Daytime Bat Walkover

Details of the daytime bat walkover are provided in the Bat Scoping Assessment prepared by PBA Applied Ecology in April 2026.

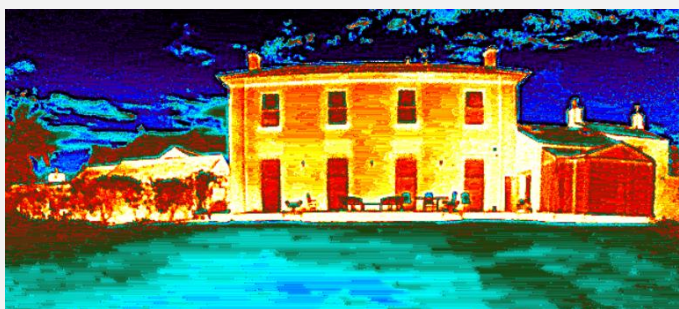
4.3 Activity Surveys

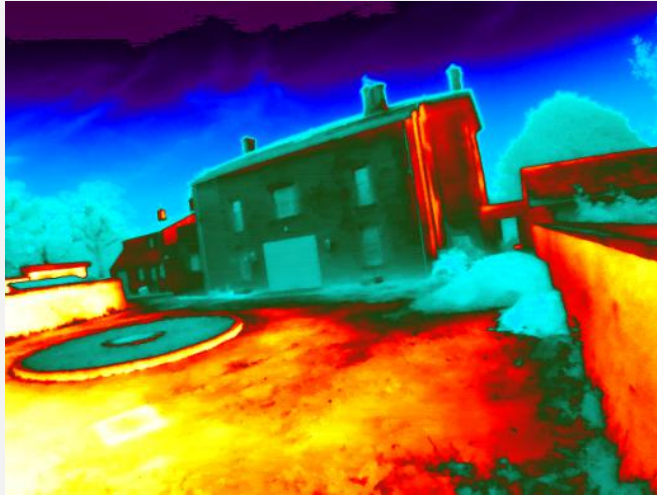
4.3.1 Dusk Survey 27th May 2026

Table 4.1 details the results of the bat activity survey on the 27th May 2026.

A single common pipistrelle was observed emerging from the building at 22:05, 40 minutes after sunset. Overall activity was low during the survey, with soprano pipistrelle, noctule, myotis sp. and Leisler's bat recorded in the wider area.

Table 4.1: Activity survey results

Viewpoint	Description
	A single common pipistrelle was recorded emerging by the camera to the south of the buildings. The bat emerged from the soffit area or bottom tile on the south western corner



Northern and western elevations. No bats were recorded emerging.



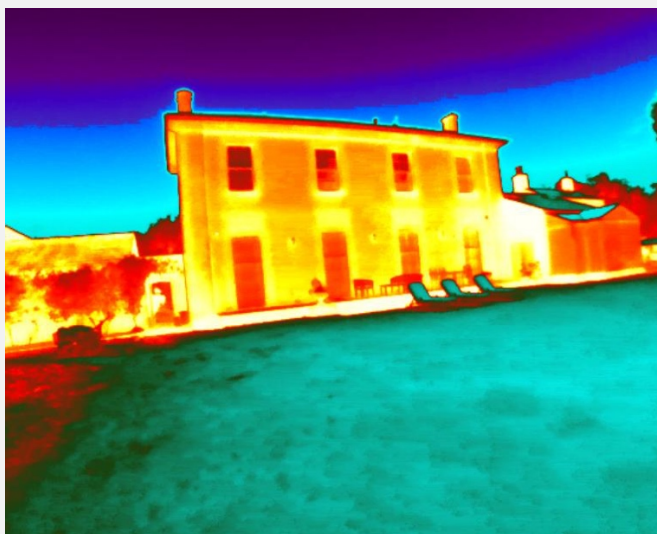
Eastern elevation, no bats were recorded emerging.

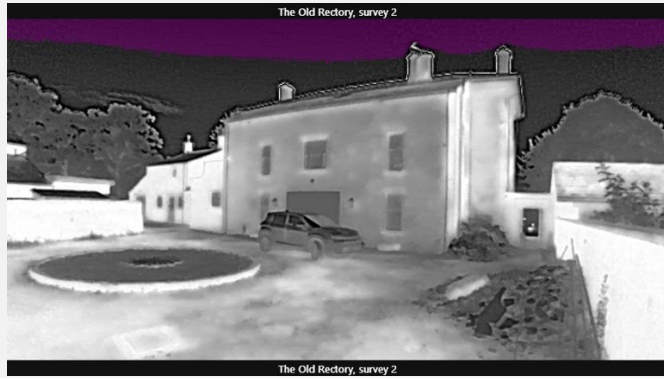
4.3.2 Dusk Survey 17th June 2026

Table 4.2 details the results of the bat activity survey on the 17th June 2026.

No bats were recorded emerging during this survey. Overall activity was low during the survey, with noctule, soprano pipistrelle, myotis sp. and common pipistrelle recorded in the wider area.

Table 4.2: Activity survey results

Viewpoint	Description
	The camera position was altered slightly to provide a clearer view of the roost recorded on the previous survey. No bats were recorded emerging during this survey.



Northern and western elevations. No bats were recorded emerging.



Eastern elevation, no bats were recorded emerging.

4.4 Summary

The existing building is relatively well sealed, with only a small number of potential external features.

The dusk emergence survey found a single common pipistrelle roosting within the soffit area or lower course of tiles on the south western corner of the building, as detailed within Figure 4.1.

It is considered unlikely that this roost would support a large number of bats as only a single bat was recorded across two surveys. The roost has therefore been characterised as a common pipistrelle day roost, used by a single bat, but with the potential to be used by one to two bats at times.

No nesting birds were recorded during the survey.



Figure 4.1: Roost location circled in red

5 Site Evaluation and Potential Impacts

5.1 Potential Impacts

These impacts are based upon the dusk emergence surveys undertaken in May and June 2026.

5.1.1 Bats

There are no proposed works to the area where the roost has been recorded, therefore the proposed works will lead to no impacts on bats or their roosts. Should plans change and works to this area be required, this report should be updated and a licence sought from Natural England.

There are a small number of other potential roost features, such as raised roof tiles, gaps under flashing, mortar gaps and gaps in the soffits. There remains a slight possibility that bats may occasionally be present within these; however, the building is unlikely to be used for maternity or hibernation.

Therefore, there remains a low risk of harm or disturbance to individual bats, or small numbers of bats, in the unlikely event that they are present while the roof is being removed and the building refurbished. Should any bats be found during works, all works should stop and a suitably qualified ecologist contacted for advice.

6 Mitigation

The following measures are considered proportionate to the findings of the survey work, are in accordance with best practice guidelines and will ensure that the site retains and/or improves its current value to bat and bird species following development works.

If works do not commence within 12 months of the issue date of this report, an updated survey is recommended.

This section should be read alongside the mitigation figure in Appendix B.

6.1 Bats

The contractors should be made aware of the residual risk of bats roosting within the roof, soffit and external crevice features.

In the unlikely event that a bat is discovered by contractors, works will stop and a licensed bat ecologist will be contacted for advice and assistance.

As an enhancement measure, it is recommended that a bat box is installed within the new development to provide long-term roosting provision within the area. A Greenwoods Ecohabitat Ecostyrocrete box would be suitable, with different colours available to match the materials used.



7 Conclusions

The proposals are considered to present a low risk to roosting bats and, provided the recommended mitigation measures are followed, it is considered that the development will have no adverse effect on the favourable conservation status of local bat populations.

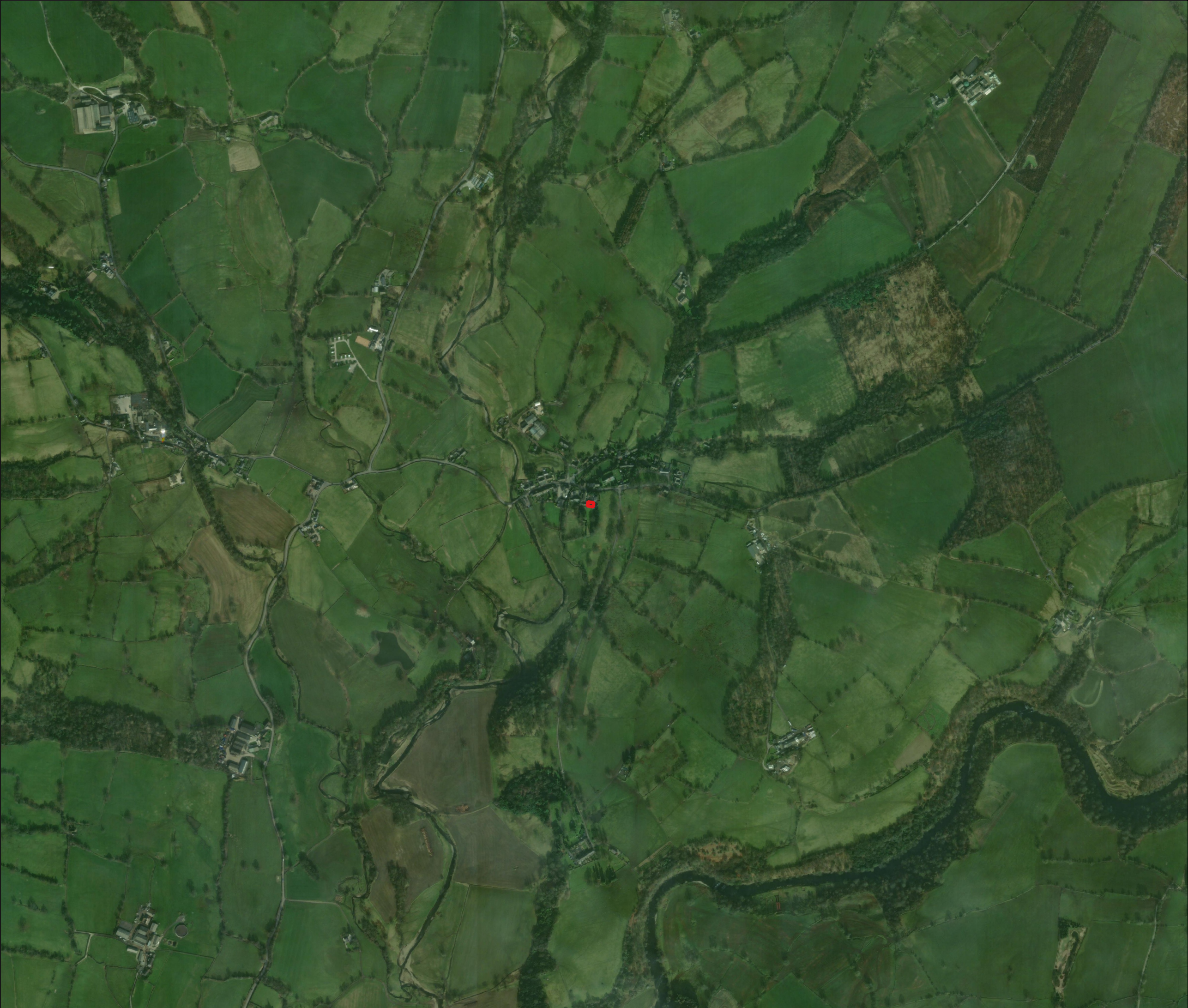
8 References

1. Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition). The Bat Conservation Trust, London.
2. JNCC, (2010), Handbook for Phase 1 habitat survey - a technique for environmental audit.
3. Chartered Institute of Ecology and Environmental Management (2018) Guidelines for Ecological Impact Assessment in the United Kingdom and Ireland (version September 2018).
4. Natural England Bat Guidance website, <https://www.gov.uk/guidance/bats-surveys-and-mitigation-for-development-projects>, accessed 3rd September 2021.
5. The Mammal Society (2012) UKBAP Mammals Interim Guidance.
6. Reason, P.F. and Wray, S. (2023). UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Version 1.1. Chartered Institute of Ecology and Environmental Management, Ampfield.



Appendix A





Site Location

The Old Rectory

 Boundary

© Google 2026

Version Number: 1

Version State: Final



Scale @ A3 1:500

Design by: DW
Drawn by: DW
Reviewed by: HH
Approved by: HH

Date: 30/06/26
Date: 30/06/26
Date: 30/06/26
Date: 30/06/26

Drawing ref: The Old Rectory



Appendix B





Survey Results

The Old Rectory

- ★ Roost
- Camera location
- Surveyor location
- Field of view
- Boundary

© Google 2026

Version Number: 1Version State: Final


Scale @ A3 1:500

Design by: DW	Date: 30/06/26
Drawn by: DW	Date: 30/06/26
Reviewed by: HH	Date: 30/06/26
Approved by: HH	Date: 30/06/26

Drawing ref: The Old Rectory



Appendix C



